



38 Glanville Close, Festival Park, Gateshead, Tyne & Wear, NE11 9TY
Offers In The Region Of £260,000



Key features

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- SEPERATE DINER
- MODERN BATHROOM
- DOWNSTAIRS W.C.
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EASY ACCES TO A1
- SOUGHT AFTER AREA

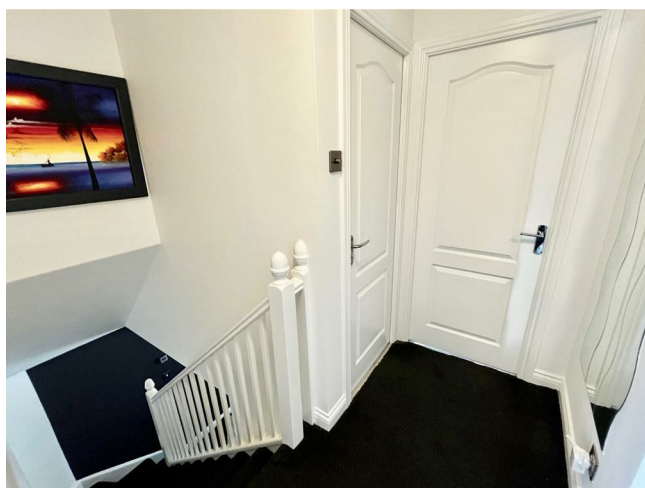


Description

Located in the highly sought-after area of Festival Park on Glanville Close, this charming semi-detached house is perfect for families or those seeking extra space. The property boasts a modern layout, upon entering you will find a welcoming lounge with stairs leading to the first floor. There is a spacious open plan kitchen/dining room with French doors leading to the low maintenance garden. The property features three generously sized double bedrooms, ensuring ample space for everyone. The primary bedroom benefits from an en suite bathroom, adding a touch of luxury and privacy. In addition to the en suite, the property includes a second well presented bathroom.

Externally, the property benefits from a driveway and garage, providing plenty of off-road parking. A valuable feature in this sought-after location.

Glanville Close is known for its friendly community and proximity to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. This semi-detached house is a wonderful opportunity for those looking to settle in a vibrant area of Gateshead. Don't miss your chance to make this delightful property your new home.



ENTRANCE VESTIBULE

4 x 3'4

LOUNGE

21'2 x 12'10

KITCHEN

13'10 x 8'10

DINER

9'4 x 7'7

INNER HALL

Leading to garage

DOWNSTAIRS W/C

4'5 x 2'11

FIRST FLOOR

BEDROOM ONE

12'4 x 8'11

ENSUITE

7'7 x 6'2

WALK IN WARDROBE

6'2 x 5'6







BEDROOM TWO

15x 7'7

BEDROOM THREE

12'9 x 8'8

BATHROOM

8'11 x 4'7

GARAGE

EXTERNAL

DISCLAIMER SALES


The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.




Total Area: 110.1 m² ... 1185 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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